



Meadow Lane, HALIFAX, HX3 5JR



welcome to

Meadow Lane, HALIFAX

Situated in the popular residential location of Wheatley is this well presented dormer bungalow offering great family accommodation which benefits off street parking, gardens and a conservatory. Within close proximity to local amenities! Contact us now to view!



Entrance Hall

Enter the property through a uPVC door to the side elevation into the entrance hall where there is carpeted flooring, ceiling light point and provides access to the ground floor accommodation.

Lounge

17' 7" x 11' 4" (5.36m x 3.45m)

Spacious lounge with a double glazed window to the front elevation, ceiling light point and central heating radiator. With a gas fire & surrounding fire place, carpeted flooring and ample space for free standing furniture.

Kitchen

9' 3" x 5' 6" (2.82m x 1.68m)

Fitted kitchen with wall & base units, complementary work surfaces incorporating a stainless steel sink & drainer with a mixer tap. With a double glazed window to the side elevation, three spot lights and the kitchen itself has tiled flooring.

Conservatory

With two central heating radiators, double glazed windows to the rear elevation and uPVC doors to the side elevation which lead out to the garden. The conservatory provides space for furniture and has wood laminate flooring.

Bedroom One

13' 7" x 15' 5" (4.14m x 4.70m)

Located on the first floor is this double bedroom with a double glazed window to the side elevation, ceiling light point and central heating radiator. The bedroom has carpeted flooring and provides ample space for free standing furniture also benefitting from storage space.

Bedroom Two

14' 4" x 9' 10" (4.37m x 3.00m)

Located on the ground floor is bedroom two which is also a double bedroom with central heating radiator, ceiling light point and a double glazed window to the rear elevation. The bedroom itself has carpeted flooring and provides space for free standing furniture.

Family Bathroom

The family bathroom comprises of a three piece suite which includes a low level w/c, wash hand basin and a panelled bath with a shower over and a glass shower screen. There is a double glazed window to the side elevation, ceiling light point and a central heating towel rail. The bathroom itself is fully tiled.

Externally

To the front of the property there is driveway which provides off street parking and a garden which is fenced. To the rear there is a good sized garden which is lawned and paved and would be great for enjoying the summer months.

Garage

Garage with an up & over door.



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welcome to

Meadow Lane, HALIFAX

- **OFFERS OVER £195,000**
- SEMI-DETACHED BUNGALOW
- GOOD SIZED REAR GARDEN & OFF STREET PARKING
- WHEATLEY LOCATION
- PRESENTED TO A GOOD STANDARD THROUGHOUT

Tenure: Freehold EPC Rating: E

offers over

£195,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX113031 - 0007

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william h brown



01422 362845



halifax@williamhbrown.co.uk



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)